



JAN -2 2020

**Resinate, Inc.****Traffic Impact for Cannabis Retail Use****135 Westborough Road, Grafton MA****Planning Board  
Grafton, MA**

In preparation for the Resinate, Inc. 3,000 sq foot Adult Use Marijuana Storefront, it is important to assess the traffic implications for this location as it pertains to Cannabis Retail Sales.

In order to assess the future needs of parking at the site, we analyzed the current traffic patterns from four of our local competitors:

- The Botanist - 65 Pullman St, Worcester, MA 01606
- Natures Remedy - 266 N Main St, Millbury, MA 01527
- Good Chemistry - 9 Harrison St, Worcester, MA 01604
- Curaleaf - 425 Main St, Oxford, MA 01540

The current traffic information pertaining to daily traffic is detailed in the Traffic Impact Statement document. In summary, it states that there are currently 54 parking spaces, and there is extra space on site to develop 12 more spaces, if needed, in the future. The statement clearly indicates that we have more than ample space for the projected peak demands. When the facility is at full capacity, with 5 tenants, the site is projected to utilize 49 spaces during peak activity.

1. The Botanist located at 65 Pullman St, Worcester, MA 01606 is a medical cannabis dispensary. They have 25 parking spaces and no police detail on site. They do not have a security parking lot attendant.



2. Nature's Remedy located at 266 N Main St, Millbury, MA 01527 is a recreational cannabis dispensary visible from Route 146. They have 43 parking spaces and no police detail on site. They do not have a security parking lot attendant.
3. Good Chemistry located at 9 Harrison St, Worcester, MA 01604 is a medical and recreational cannabis dispensary. They have no official parking spaces and established in an urban downtown environment. They are close to the Kelly Square part of Worcester and utilize shared public parking spaces. They do not have any police detail on site and no outdoor security personnel.
4. Curaleaf located at 425 Main St, Oxford, MA 01540 is a medical and recreational cannabis dispensary located on Route 20. They are located in a building with another tenant onsite, currently vacant. They have about 20 spaces at their storefront, and additional offsite parking with shuttle services a few lots down the street. There was no police detail present onsite. They refer to a parking attendant on their website to help with overflow parking and shuttle services. This individual was not present the day of site visit.

Times of observation included:

- Saturday, December 28<sup>th</sup> between the hours of 5:00 and 7:00 PM.
- Monday, December 30<sup>th</sup> between the hours of 11:00 AM and 1 PM and 5:00 and 7:00 PM.

Traffic Count	Saturday 5:00-7:00 pm	Monday 11:00-1:00 PM	Monday 5:00-7:00 pm
The Botanist	4	2	3
Good Chemistry	7	2	4
Nature's Remedy	5	2	4
Curaleaf	3	2	3

Note: Counts for Good Chemistry were based upon people entering the building versus actual traffic counts.

The parking lots were not full at any time. Nor did we witness the requirement to provide shuttle services.

Based upon our analysis and review of the local market, the site at 135 Westborough Road appears to have more parking spaces available in a less traveled location versus our competitors.